An aerial sketch of a cityscape, likely Gainesville, Florida, showing a mix of residential and commercial buildings, green spaces, and a network of streets. The style is a loose, artistic drawing with visible lines and a muted color palette of greens, browns, and blues.

# Gainesville Mixed Use on NW 13<sup>th</sup> Street

(Petitions PB-11-20 PUD and PB-11-8 PDV)

Small-scale Comprehensive Plan  
Amendment and Rezoning

City of Gainesville  
City Commission Public Hearing  
May 5<sup>th</sup>, 2011







## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

The workshop will be held Tuesday, July 13<sup>th</sup>, 2010 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, Florida, 32601.

Contact Person:  
Gerry Dedenbach, AICP, LEED® AP  
Phone Number: (352) 331-1976



Based on the City's Neighborhood Workshop format, ninety three (93) notifications were sent.



*Focused on Excellence  
Delivered with Integrity*

## MEMORANDUM

TO: Neighbors of the 300 Block on NW 13<sup>th</sup> Street PN10-0151  
FROM: Gerry Dedenbach, AICP, LEED® AP, Director of Planning & GIS Services  
DATE: Monday, June 28<sup>th</sup>, 2010  
RE: Neighborhood Workshop Public Notice

Causseaux, Hewitt, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13<sup>th</sup> Street, across from Knspey Krewe. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

Date: Tuesday, July 13<sup>th</sup>, 2010  
Time: 6:00 p.m.  
Place: Holiday Inn University Center, Gator Boardroom  
1250 West University Avenue  
Gainesville, Florida 32601  
Contact: Gerry Dedenbach, AICP, LEED® AP  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Meetings with the University Park Neighborhood Association (UPNA) Board, the City's Community Redevelopment Agency (CRA) 5<sup>th</sup> Avenue Board, and the City's Historic Preservation Board have occurred.



**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**

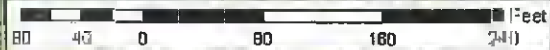


This map was prepared by CHW Engineering, Inc. for the Gainesville Mixed Use project. It is not to be used for any other purpose without the written consent of CHW Engineering, Inc. The map is based on aerial photography and other data provided by the client. It is not a survey and should not be used for legal purposes. CHW Engineering, Inc. is not responsible for any errors or omissions on this map.

**CHW Engineering, Inc.**  
Engineers • Surveyors • Planners  
301 NW 1st Ave. Suite 200 Gainesville, FL 32601  
Phone: (352) 336-1111 Fax: (352) 336-1112  
http://www.chw.com

**Legend**

-  Project Site
-  Alachua County Tax Parcels



**Project Site**  
1.9163 Acres

**Parcel 1**  
1.9163 Acres

NW 13th Street

NW 13th Street

NW 13th Street

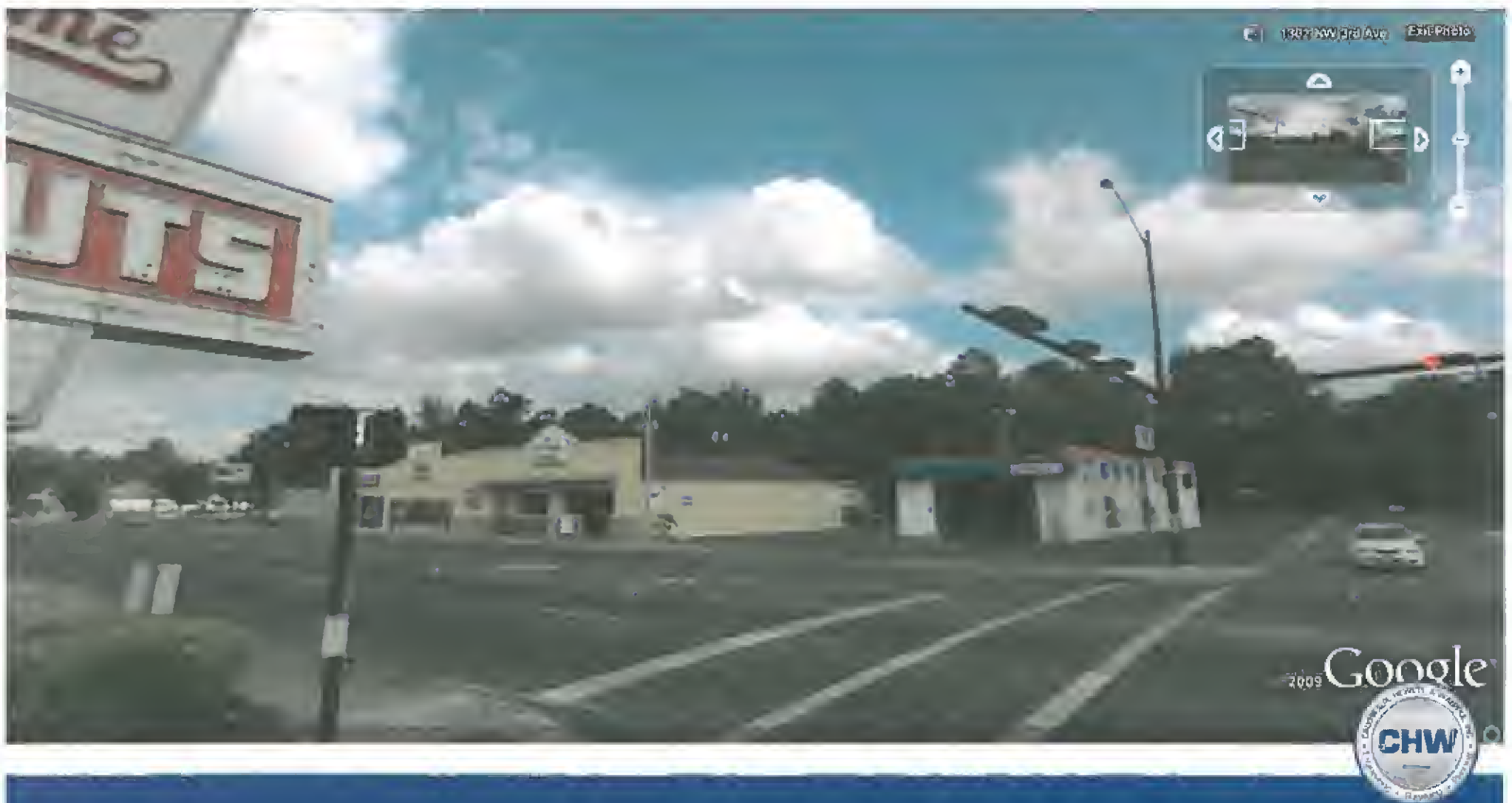
NW 13th Street

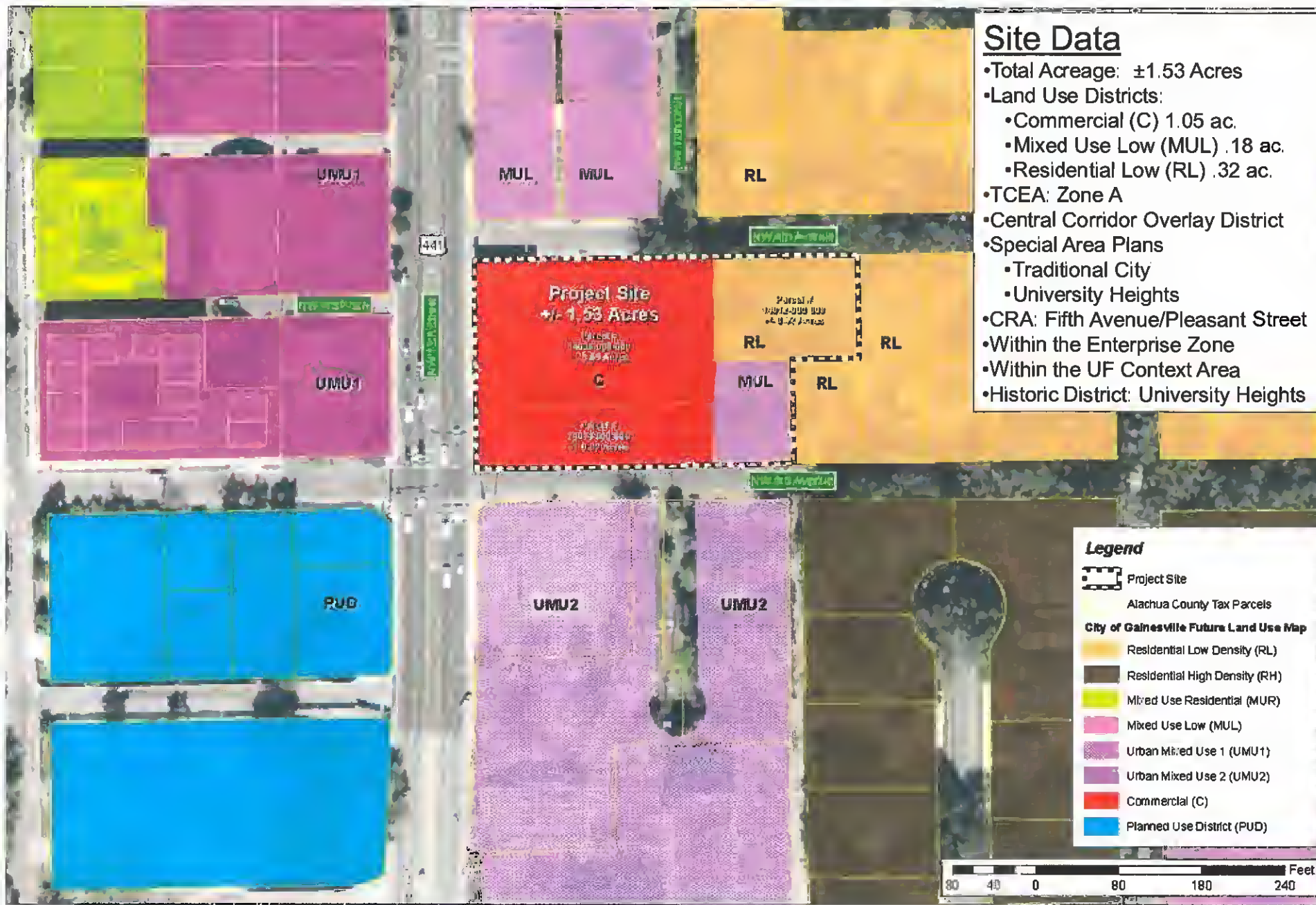
441

NW 13th Street



View from Krispy Kreme, looking east toward project site





## Site Data

- Total Acreage:  $\pm 1.53$  Acres
- Land Use Districts:
  - Commercial (C) 1.05 ac.
  - Mixed Use Low (MUL) .18 ac.
  - Residential Low (RL) .32 ac.
- TCEA: Zone A
- Central Corridor Overlay District
- Special Area Plans
  - Traditional City
  - University Heights
- CRA: Fifth Avenue/Pleasant Street
- Within the Enterprise Zone
- Within the UF Context Area
- Historic District: University Heights

## Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use Map**
  - Residential Low Density (RL)
  - Residential High Density (RH)
  - Mixed Use Residential (MUR)
  - Mixed Use Low (MUL)
  - Urban Mixed Use 1 (UMU1)
  - Urban Mixed Use 2 (UMU2)
  - Commercial (C)
  - Planned Use District (PUD)

80 40 0 80 180 240 Feet

ILLUSTRATION 2A  
FUTURE LAND  
USE MAP

Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment



Consulting: Hensley & Hensley, Inc.  
2011 NW 13th Street, Suite 100  
Gainesville, FL 32609  
Phone: 352-336-1111  
Fax: 352-336-1112  
www.hensley-hensley.com

CHW  
City of Gainesville

Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment

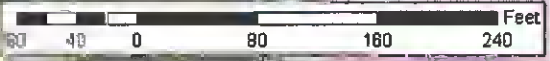


Prepared by: **Crossman, Hensley & Wilschke, Inc.**  
Engineers • Planners • Architects • Surveyors  
801 NW 13th Street, Suite 200 • Gainesville, FL 32609  
Phone: (352) 336-1111 • Fax: (352) 336-1112  
www.crossmanhensley.com



**Legend**

- Project Site
- Alachua County Tax Parcels
- Proposed Future Land Use Map**
- Residential Low Density (RL)
- Residential High Density (RH)
- Mixed Use Residential (MUR)
- Mixed Use Low (MUL)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- Planned Use District (PUD)





## Site Data

- Total Acreage:  $\pm 1.53$  Acres
- Zoning Districts:
  - Business (BUS) .74 ac.
  - Auto Oriented Business (BA) .31 ac.
  - Mixed Use 1 (MU-1) .18 ac.
  - Residential Multi-family 5 (RMF-5) .32 ac.



## Legend

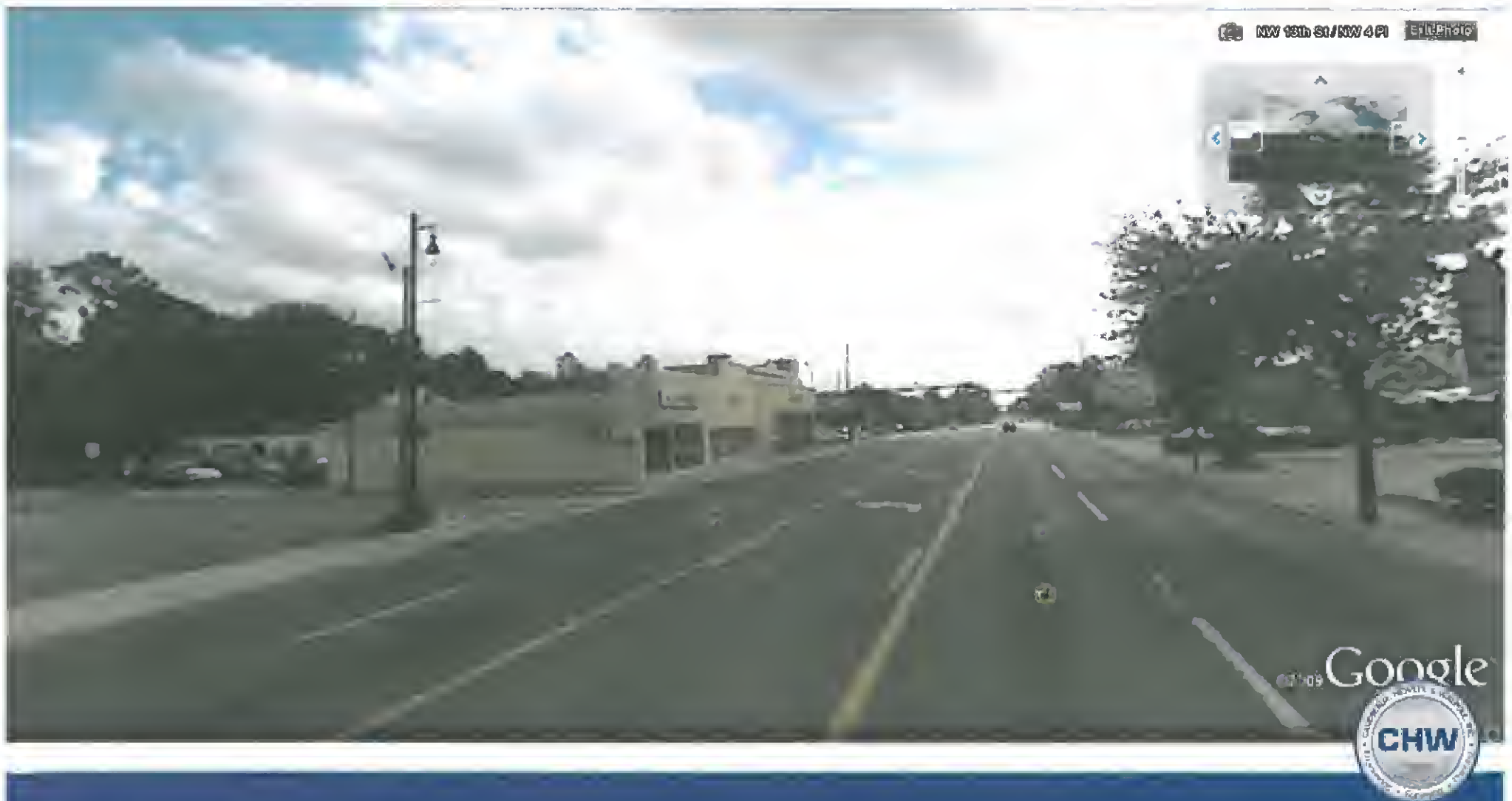
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
  - Residential Multi-Family 5 (RMF-5)
  - Residential High 1 (RH-1)
  - Residential Mixed Use (RMU)
  - Mixed Use 1 (MU-1)
  - Urban Mixed Use 1 (UMU1)
  - Urban Mixed Use 2 (UMU2)
  - General Business (BUS)
  - Automotive Oriented Business (BA)
  - Planned Development (PD)







View from NW 13<sup>th</sup> Street, looking south at project site







## Development Program

- Site Area = ±66,647 sq. ft.
- Specialty Retail: 26,000 sq. ft.
- Office: 2,500-20,000 sq. ft.
- Residential: 168-191 units
- Garage Parking ±296 spaces

### Legend

- Project Site
- Alachua County Tax Parcels

ILLUSTRATION 10:  
AERIAL MAP

Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment



Prepared by: CH2M Hill  
Project: Gainesville Mixed Use  
Map Date: 10/1/2010  
Map Scale: 1" = 100'  
Map Author: CH2M Hill  
Map Checker: CH2M Hill  
Map Approver: CH2M Hill

Consulting Engineers & Architects, Inc.  
10000 NW 13th Street, Suite 100  
Gainesville, FL 32609  
Phone: 352-336-1100  
Fax: 352-336-1101  
www.ch2mhill.com



View from Jackson Square, looking east toward project site





# PD LAYOUT PLAN

## DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.23 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.19 ACRES; 12% OF TOTAL SITE

APPROVED USE MIX:  
(Severe footcandle may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 188 DWELLING UNITS
RETAIL/COMMERCIAL	= 28,000 SQUARE FEET
OFFICE	MAX. = 20,000 SQUARE FEET MIN. = 5,000 SQUARE FEET

MAX. BUILDING HEIGHT	= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA	= 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	
FRONT	= 10 FEET
SIDE	= 8 TO 15 FEET
REAR	= 15 TO 25 FEET

## NOTES

1. LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE ADJUSTED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
2. ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 3: PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
3. ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCREENED). OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
4. ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ADJUNCT TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPOSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
5. SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
6. THE DEVELOPMENT IS IN TOA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONCURRENTLY MANAGEMENT ELEMENT REQUIREMENTS.
7. PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:  
A.M. PEAK HOUR = 88 TRIPS  
P.M. PEAK HOUR = 338 TRIPS  
ANNUAL AVERAGE DAILY TRIPS = 2,090 TRIPS
8. TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
9. SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
10. LOADING ZONES WILL BE LOCATED WITHIN THE COLonnADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
11. COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
12. THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORES TOWARDS NW 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MOVED UP TO 5 FEET TO FACILITATE WALL ARCHITECTURES AND ON-SITE CONSTRAINTS.
13. A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

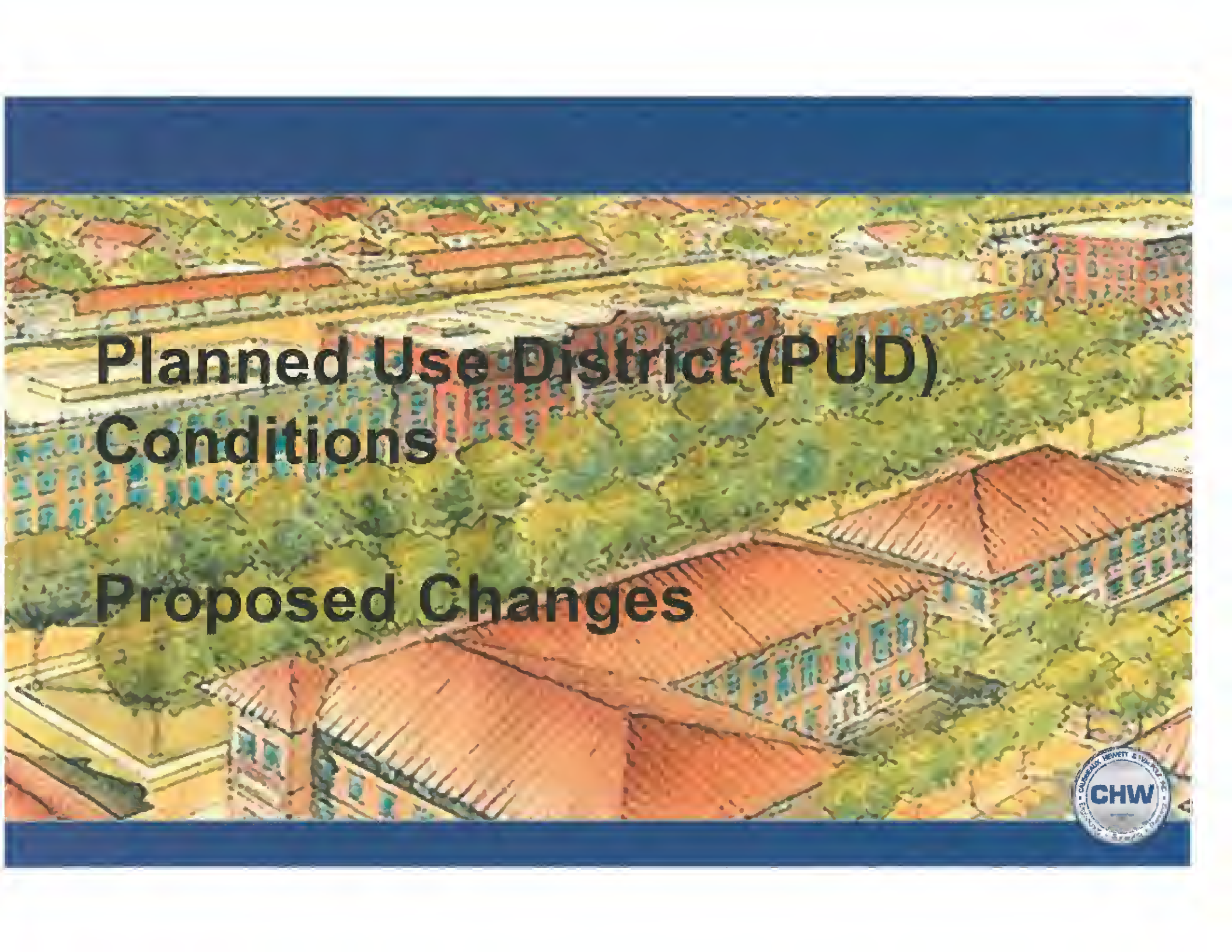
- ZONE A: BUILDING AREA
- ZONE B: RESIDENTIAL SETBACK
- ZONE C: URBAN AREA
- PARCEL LINES
- PROJECT BOUNDARY
- BUILDING HEIGHT DIVISION LINES



GRAPHIC SCALE  
0 15 30 45  
FEET

Causeaux, Hewitt, & Walpole, Inc.  
Planning & Surveying & Engineering  
1011 NW 14th Street, Suite 200, Gainesville, FL 32609  
Phone: (352) 336-1111, Fax: (352) 336-1112, Email: info@causeaux.com

PROJECT: PD LAYOUT PLAN  
DATE: 07/01/2024  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

An aerial, painterly illustration of a city. The scene is dominated by numerous buildings with prominent red-tiled roofs, interspersed with lush green trees. The perspective is from a high angle, looking down on the urban landscape. The overall style is artistic and somewhat sketchy, with visible brushstrokes or pencil lines.

# **Planned Use District (PUD) Conditions**

## **Proposed Changes**





Single contributing historic structure on NW 4<sup>th</sup> Avenue, eastern-most parcel



## PUD Condition #6

The historic contributing structure located on the subject property shall not be removed prior to final development plan approval. The house shall be placed on a property within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.



## PD Condition #27

Amend to mirror recommended revisions to PUD Condition #6

The historic structure on the site shall not be removed until final development plan approval has been received. At the time of final development plan approval, it must be demonstrated that the structure will be relocated to a suitable site within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.

An aerial photograph of a city, likely in a tropical or subtropical region, characterized by numerous buildings with prominent red-tiled roofs. The city is interspersed with lush green trees and vegetation. The image has a slightly grainy, high-contrast quality, typical of older film photography or a stylized digital rendering. The text is overlaid on the left side of the image.

# **Planned Development (PD) Conditions**

## **Proposed Changes**



## PD Condition #5

After receiving final development plan approval, the development must file for a building permit within ~~one~~ two years.

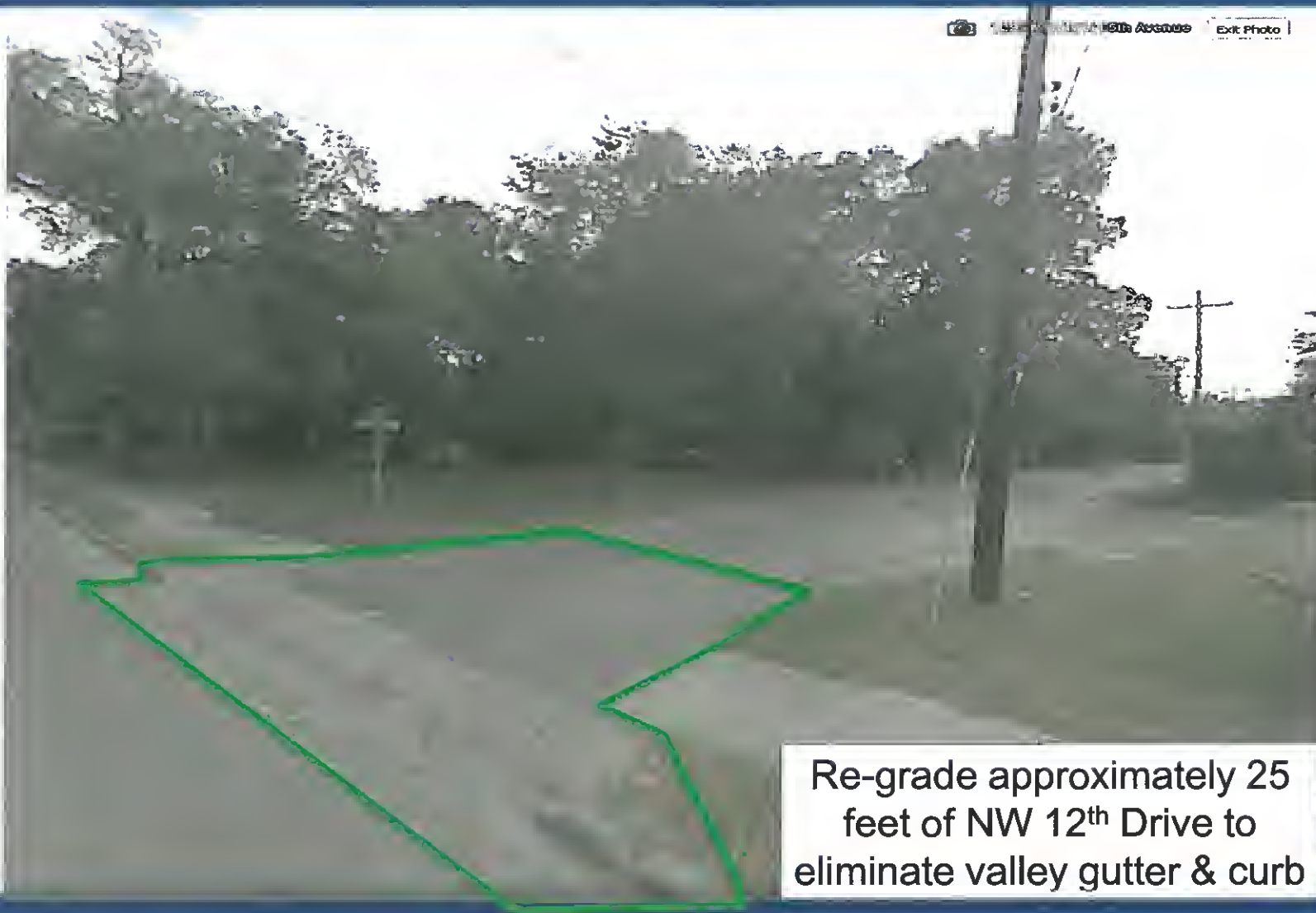
## PD Condition #22

Prior to receiving a certificate of occupancy, the developer shall improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue as follows:

- 1) ~~Provide a minimum of two 12-foot travel lanes.~~ The developer shall evaluate whether the typical section including pavement widths, thickness, and the non-curbed condition can support the projected traffic loading for two-way travel. If found to be insufficient...
- 2) Install a 6 foot wide sidewalk along one side of the street.
- 3) Re-grade the northern terminus (approximately 25 feet) of the roadway to eliminate the valley gutter and dip. Install Type F curb and gutter radius returns at the intersection with NW 5<sup>th</sup> Avenue.



## Condition 22, view from NW 5<sup>th</sup> Avenue, looking south along NW 12<sup>th</sup> Drive



Re-grade approximately 25  
feet of NW 12<sup>th</sup> Drive to  
eliminate valley gutter & curb



## Aerial View of NW 13<sup>th</sup> Street and NW 12<sup>th</sup> Drive

The applicant  
proposes  
maintaining the  
existing 10'-11'  
traffic calmed  
lanes for a  
neighborhood  
character street





## Condition 22, view from NW 4<sup>th</sup> Avenue, looking north along NW 12<sup>th</sup> Drive



An aerial photograph of Gainesville, Florida, showing a dense urban area with numerous buildings featuring prominent red-tiled roofs. The city is interspersed with lush green trees and vegetation. The image is framed by a dark blue border at the top and bottom.

# **Gainesville Mixed Use on NW 13<sup>th</sup> Street**

(Petitions PB-11-20 EUD and PB-11-08 PDV)

**Small-scale Comprehensive Plan  
Amendment and Rezoning**

City of Gainesville  
City Commission Public Hearing  
May 5<sup>th</sup>, 2011



# Conceptual West Elevation



WEST ELEVATION - N.W. 13<sup>th</sup> STREET

# Conceptual South Elevation



NW 3<sup>RD</sup> AVE SOUTH ELEVATION

# Conceptual North Elevation





The 56" Oak will remain, shading and screening the building's east side



# Conceptual North Elevation



NW 4<sup>TH</sup> AVE NORTH ELEVATION

# Conceptual East Elevation



EAST ELEVATION





# Gainesville Mixed Use on NW 13<sup>th</sup> Street

(Petitions PB-11-20 PUD and PB-11-08 PDV)

Small-scale Comprehensive Plan  
Amendment and Rezoning

City of Gainesville  
City Commission Public Hearing  
May 5<sup>th</sup>, 2011



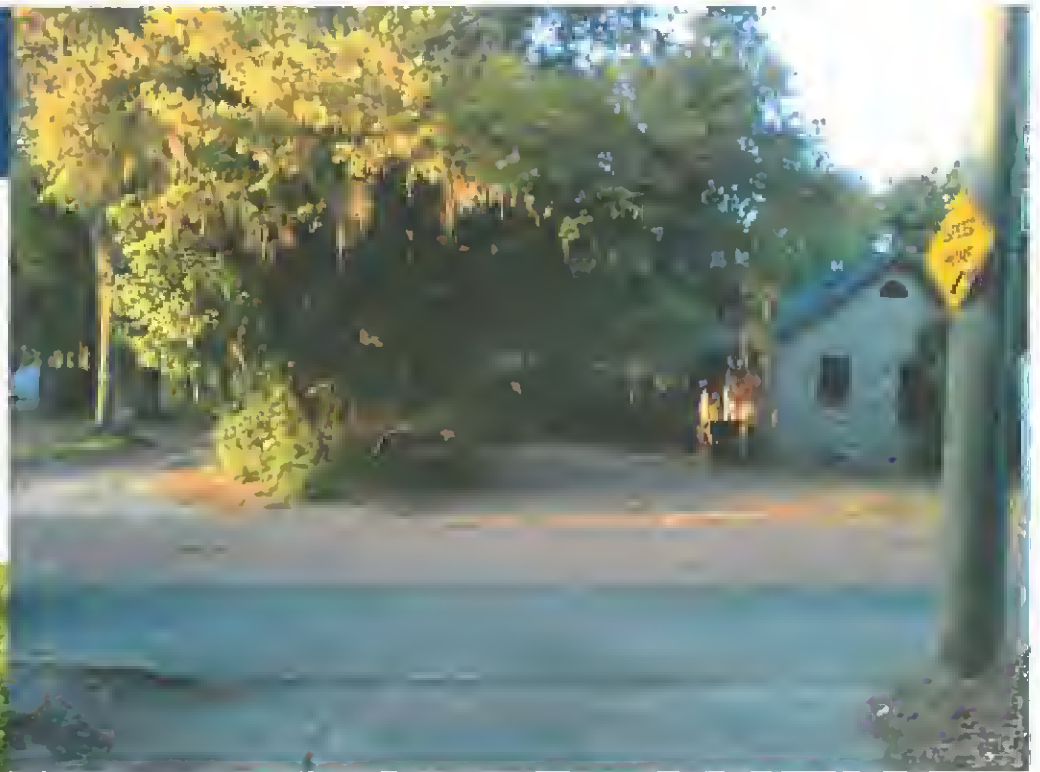
### THE COURTYARD

Bricks salvaged from an old mill were used in the courtyard, which is landscaped with fragrant trees and vines.



A complete garden wall will wrap the property's eastern end





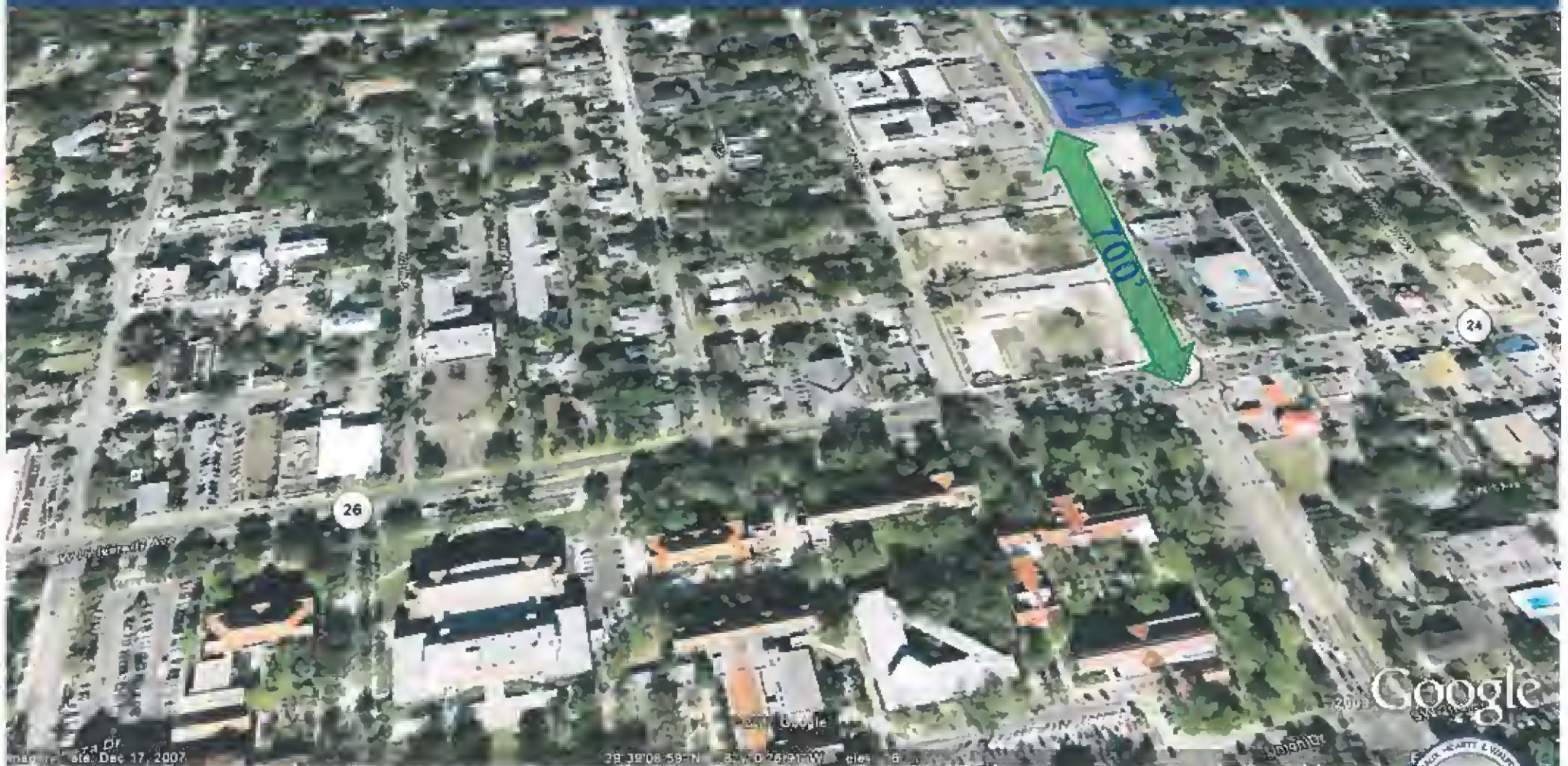
McDonalds overflow  
parking looking north





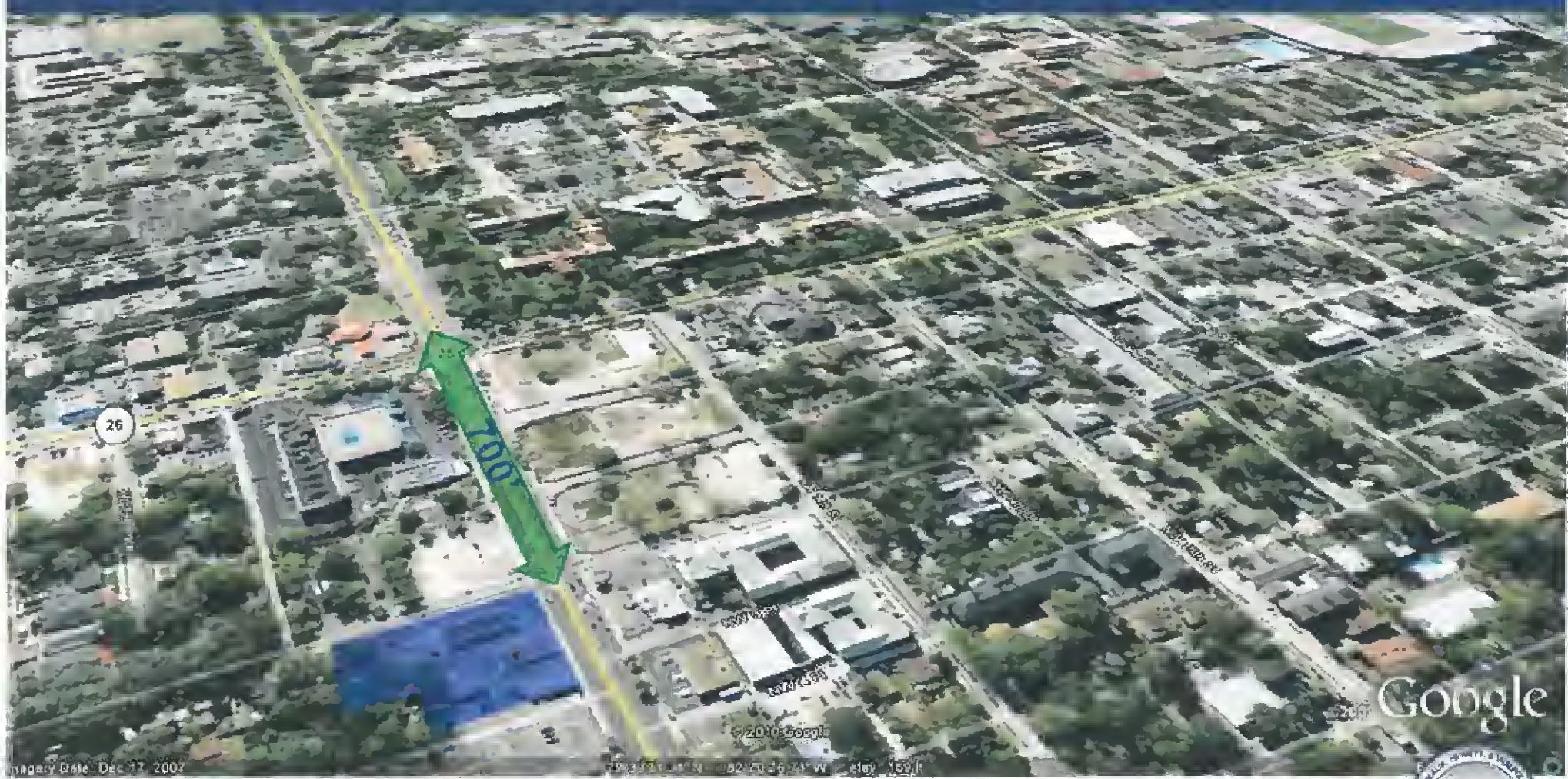
NW 3<sup>rd</sup> Avenue,  
looking west at 7:00pm

Oblique aerial looking from University of Florida Campus northerly towards site





Oblique aerial looking from site southerly towards University of Florida Campus

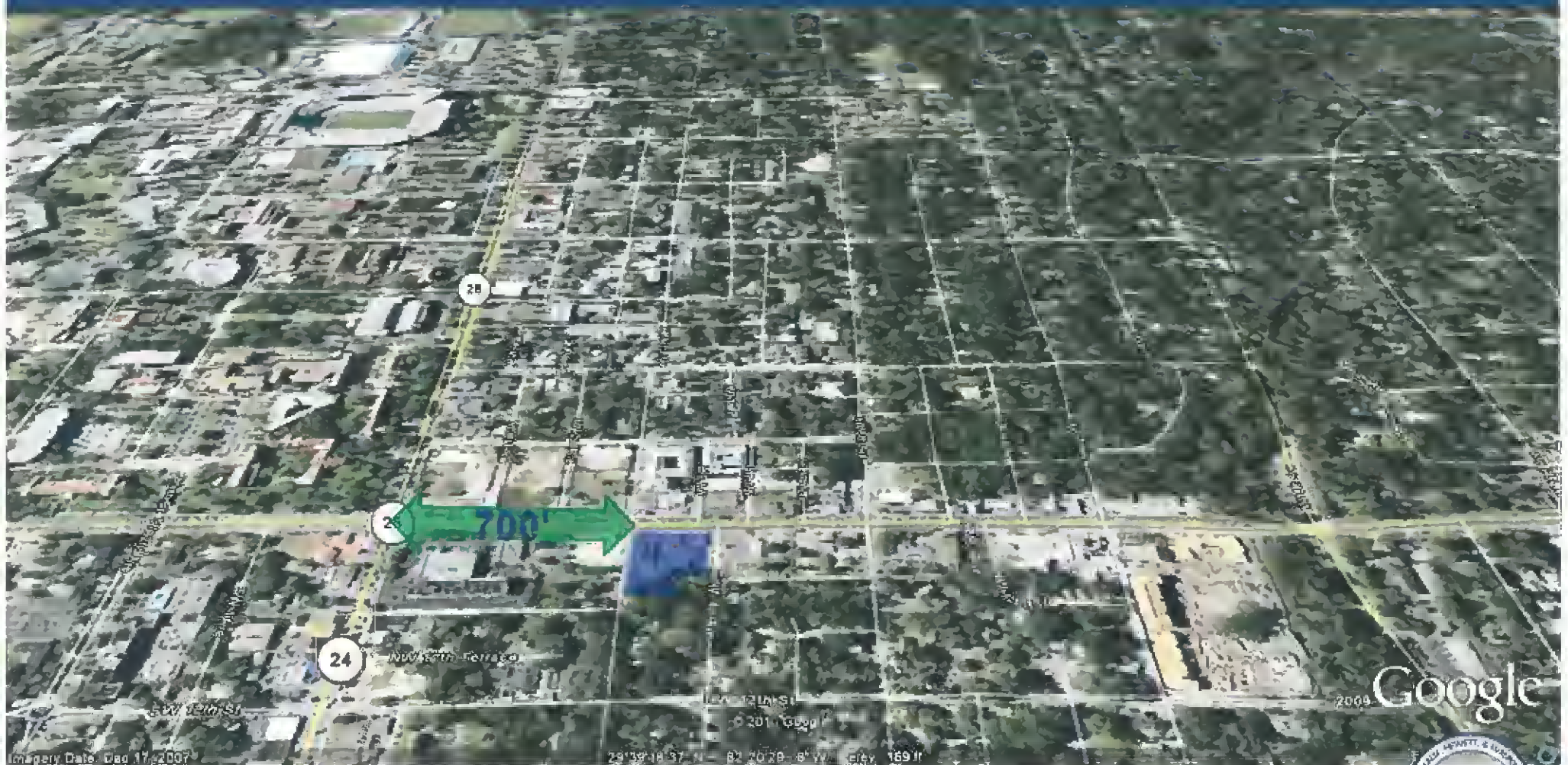


Google





Oblique aerial looking from site westerly towards Campus and College Park



Oblique view looking east at project site and NW 12<sup>th</sup> Drive

Add traffic separator and full-width median between NW 3<sup>rd</sup> and NW 5<sup>th</sup> Avenues

